



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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JAMES A. NOYES, Director

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 25, 2002

IN REPLY PLEASE  
REFER TO FILE: **MP-6**  
**185.041**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**BUENA VISTA CHANNEL - PARCELS 2 AND 6  
GRANT OF EASEMENT - CITY OF IRWINDALE  
SUPERVISORIAL DISTRICT 1  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Approve the grant of an easement for public road and highway purposes from the Los Angeles County Flood Control District to the City of Irwindale over Buena Vista Channel, Parcels 2 and 6 (10,523 square feet), for \$2,500. These parcels are located southerly of the intersection of Bateman Avenue and the existing Buena Vista Street in the City of Irwindale.
3. Instruct the Chairman to sign the enclosed Easement document and authorize delivery to the Grantee.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the Los Angeles County Flood Control District to grant an easement in Buena Vista Channel, Parcels 2 and 6, to the City of Irwindale. The easement is located southerly of the intersection of Bateman Avenue and the existing Buena Vista Street in the City of Irwindale.

The Honorable Board of Supervisors  
September 25, 2002  
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The City of Irwindale requested the easement for public road and highway purposes in order to realign Buena Vista Street. The granting of this easement is not considered adverse to the District's purposes. Moreover, the instrument reserves paramount rights for the District's interest.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from this transaction will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

The City of Irwindale has paid \$2,500 for the easement, which has been deposited into the Los Angeles County Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The granting of this easement will not hinder the use of the channel for possible transportation, utility, or recreational corridors.

The enclosed Easement has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

With respect to requirements of the CEQA, this transaction is categorically exempt, as specified in Class 5 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15305, of the State CEQA Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

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**CONCLUSION**

Enclosed are an original and two duplicates of the Easement. Please have the original and one duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES  
Director of Public Works

WH:mrh  
ar:bvistagranteasebl

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

RECORDING REQUESTED BY  
AND MAIL TO:

CITY OF IRWINDALE  
5050 North Irwindale Avenue  
Irwindale, CA 91706-2192

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

Assessor's Identification Number:  
8533-002-907 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE

## EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District," does hereby grant to the CITY OF IRWINDALE, a municipal corporation, hereinafter referred to as "City," an easement for public road and highway purposes in, on, over and across the real property in the City of Irwindale, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions which City, by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. District reserves the paramount right to use said land for flood control purposes.
2. City agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over and across the land herein-described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. District does not accept ownership or responsibility for the improvements.
3. City agrees that it will indemnify and save harmless District, its officers, agents and/or employees from any and all liability, loss or damage to which District, its officers, agents and/or employees may be subjected as the result of any act or omission by City, its officers, agents and/or employees arising out of the exercise by City, or its officers, agents or employees of any of the rights granted to it by this instrument.
4. It is expressly understood that District will not be called upon to construct, repair, maintain or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.

5. The provisions and conditions contained in this Easement document shall be binding upon City, its successors and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following City's exercise of these easement rights to construct such structures and improvements, City agrees to pay on behalf of District, that part of any such assessment levied against District which is based on the value contributed to that area by City's said improvements.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
a body corporate and politic

By \_\_\_\_\_  
Chairman Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-Seal)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

BUENA VISTA CHANNEL 2 Affects: Parcel 6 185-RW 1.1 S.D. 1 XIRW10518
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By \_\_\_\_\_  
Deputy

OG:adg  
P:Conf:e BUENA VISTA 2

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED as to form  
LLOYD W. PELLMAN, County Counsel

By \_\_\_\_\_  
\_\_\_\_\_  
Deputy

#### CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by the deed or grant deed dated \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_, a political corporation and/or governmental agency, is hereby accepted by order of the Irwindale City Council on \_\_\_\_\_, (or by the undersigned officer or agent on behalf of the City of Irwindale pursuant to authority conferred by resolution of the City Council adopted on \_\_\_\_\_) and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_ By \_\_\_\_\_

Attest: \_\_\_\_\_

SEAL

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_\_,  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division

MARTIN J. YOUNG  
Supervising Title Examiner III

By \_\_\_\_\_

## **BUENA VISTA CHANNEL 2**

Affects: Parcel 6  
185-RW 1.1  
A.P.N. 8533-002-907 (Portion)  
T.G. 597 (J1)  
I.M. 144-277  
First District  
XIRW10518

### **LEGAL DESCRIPTION**

(Grant of easement for road purposes)

That portion of that part of Lot 22 of J.R. Loftus Tract No. 1, as shown on map filed in Book 14, page 29, of Maps, in the office of the Recorder of the County of Los Angeles, described as PARCEL 6 in a Final Judgment, had in Superior Court Case No. 602743, a certified copy of which is recorded in Book 42023, page 274, of Official Records, in the office of the Recorder of the County of Los Angeles, and that portion of that part of Lot 23 of said J.R. Loftus Tract No. 1, described as PARCEL 2 in a Final Judgment, had in said Superior Court Case No. 602743, a certified copy of which is recorded in Book 40428, page 344, of said Official Records, within the following described boundaries:

Commencing at the intersection of the centerline of Bateman Avenue, 50.00 feet wide, and the centerline of Buena Vista Street, 100.00 feet wide, as both centerlines are shown on map filed in Book 302, page 69, 70 and 71, of Parcel Maps, in the office of said recorder, said intersection being on a curve concave to the southeast and having a radius of 1,500.00 feet, a radial of said curve to said intersection bears North 38°56'48" West; thence southwesterly along said curve through a central angle of 3°21'36", an arc distance of 87.96 feet; thence South 42°18'24" East along a radial line of said curve, a distance of 50.00 feet to a point on the southeasterly sideline of said Buena Vista Street, said point being on a curve concave to the southeast and having a radius of 1,450.00 feet, said point being the TRUE POINT OF BEGINNING; thence continuing along said radial line South 42°18'24" East 2.45 feet to a point on a non-tangent curve concave to the southeast and having a radius of 40.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 41°35'13" West; thence northeasterly along said last-mentioned curve through a central angle of 27°56'32", an arc distance of 19.51 feet; thence non-tangent to said last-mentioned curve South 85°16'01" East 25.22 feet to a point on a non-tangent curve concave to the southwest and having a radius of 40.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 23°06'39" East; thence southeasterly along said last-mentioned curve through a central angle of 27°56'33", an arc distance of 19.51 feet; thence South 38°56'48" East 42.91 feet to the beginning of a tangent curve concave to the southwest and having a radius of 877.00 feet; thence southeasterly along said last-mentioned curve through a central angle of 0°30'53", an arc distance of 7.88 feet to a point on a non-tangent curve concave to the southeast and having a radius of 1,355.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 40°46'00" West; thence northeasterly along said last-mentioned curve through a central angle of 4°13'46", an arc distance of 100.02 feet to a point on a non-tangent curve concave to the southwest and having a radius of 977.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North 51°32'44" East; thence northwesterly along said last-mentioned curve through a central angle of 0°29'26", an arc distance of 8.37 feet; thence North 38°56'48" West 42.77 feet to the beginning of a

tangent curve concave to the northeast and having a radius of 40.00 feet; thence northwesterly along said last-mentioned curve through a central angle of  $28^{\circ}05'58''$ , an arc distance of 19.62 feet; thence non-tangent to said last-mentioned curve North  $7^{\circ}23'31''$  East 25.05 feet to a point on a non-tangent curve concave to the southeast and having a radius of 40.00 feet, a radial of said last-mentioned curve to said last-mentioned point bears North  $64^{\circ}22'08''$  West; thence northeasterly along said last-mentioned curve through a central angle of  $28^{\circ}05'51''$ , an arc distance of 19.62 feet to a radial line of the above-mentioned curve having a radius of 1,450.00 feet in the southeasterly sideline of said Buena Vista Street, said radial line bears North  $35^{\circ}01'56''$  West; thence North  $35^{\circ}01'56''$  West along said last-mentioned radial line, a distance of 1.72 feet to said southeasterly sideline; thence southwesterly along said southeasterly sideline through a central angle of  $7^{\circ}16'28''$ , an arc distance of 184.10 feet to the TRUE POINT OF BEGINNING.

Containing: 10,522± s.f.

## EXHIBIT A